

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of AUGUST 23, 2010

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Bill Palladini	Sharon Foster	- MBAR Secretary
Sam Maphis	Alice McCurdy	- Supervising Planner
Derrick Eichelberger		

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:16 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Marsha Zilles	
Bill Palladini	
Donald Nulty	- Vice Chair
Anthony Spann	- Chair
Sam Maphis	
Derrick Eichelberger	
Sharon Foster	- MBAR Secretary
Alice McCurdy	- Supervising Planner

COMMITTEE MEMBERS ABSENT:

Michele Michaelson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: 15

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS:** None
- II. MINUTES:** Eichelberger moved, seconded by Palladini and carried by a vote of 4- 0 (Maphis Michaelson & Zilles absent) to approve the Minutes, with revisions, of August 9, 2010.
- III. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** New personal microphones are being used. A plans camera is also being considered.

Allen Bell, Development Review Planner, is bringing back to MBAR the Prescott New SFD & Cabana project, 08BAR-00000-00273 for further review. A site visit and story poles were requested the last time the project was heard. This is a difficult site to get to due to the location and terrain. The plan is to go on a very structured site visit as a group and possibly access the property via neighboring property. This is tentatively planned for the next MBAR meeting on September 13, 2010. Chair Spann wanted to know if this was something the MBAR members thought could be done at the next meeting and how does everyone feel about this?

IV. STAFF UPDATE: Errin Briggs sat in for Alice McCurdy.

STANDARD AGENDA:

TEA FIRE

- | | | |
|--------------------------|---|------------------------------|
| 1. | Tea Fire - Von Wiesenberg | |
| 10BAR-00000-00126 | New Two Story Single Family Dwelling | 260 E. Mountain Drive |
| 08TEA-00000-00028 | (Tea Fire Case Manager, Petra Leyva 568-2071) | Ridgeline: Yes |

Request of Penn Estes, agent for the owner, Arthur Von Wiesenberg, to consider Case No. 10BAR-00000-00126 for **conceptual review of a new two story single family dwelling, with the first floor being of approximately 935 square feet, the second story consisting of 910 square feet and an attached garage/storage area of approximately 370 square feet.** Nothing currently exists on the parcel. The proposed project will be less than 50 feet of cut & fill. The property is a 2.47 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-019, located at **260 E. Mountain Drive** in the Montecito area, First Supervisorial District.

Public Comment:

Ivanna Noell
Jeff Shelton
Henry Childs
Jim Bell

MBAR Comments:

- 1. Seek input from Mountain Drive Community Review Board prior to returning to MBAR.**
- 2. Submit for Land Use Permit. Work with planner to determine height limitations/exceptions.**
- 3. Seek input from Montecito Fire Department regarding access driveway and turnaround prior to returning to MBAR. Very constrained building area with limited area for vehicles.**
- 4. Consider 9-foot plates at each floor.**

Project received comments only. No action taken. Applicant to return for preliminary approval with the consent of the case planner. (Michaelson & Maphis absent from the discussion)

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|--------------------------|--|---------------------------|
| 2. | Schweitzer New SFD Garage/Guest House | 1782 Jelinda Drive |
| 09BAR-00000-00187 | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A |
| 10CDP-00000-00005 | | |

Request of Laurel Perez, agent for the owner, Jeremy Schweitzer, to consider Case No. 09BAR-00000-00187 for **final approval of a new one- story single family dwelling of approximately 4,000 square feet, a basement of approximately 2,500 square feet an attached garage of approximately 850 square feet, a guesthouse of approximately 735 square feet and a cabana of approximately 555 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1815 cubic yards of cut and approximately 1815 cubic yards of fill. The property is a 2.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-004, located at **1782 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 12/14/09, 3/22/10, 8/9/10)

ACTION: Palladini moved, seconded by Spann and carried by a vote of 4-0-1 (Maphis & Michaelson absent, Nulty recused) to grant final approval of 09BAR-00000-00187.

3. **07BAR-00000-00079** **Grassini Single Family Dwelling Addition** **1775 Fernald Point Lane**
07CDH-00000-00015 (J. Ritterbeck, Planner 568-2516) Ridgeline: N/A

Request of Ken Mineau, architect for the owners, Larry and Sharon Grassini, to consider Case No. 07BAR-00000-00079 for **preliminary and final approval for the construction of two additions to the existing 6,272 square foot single-family dwelling (SFD). First, a first floor addition of approximately 238 square feet, and secondly, a second story addition of approximately 1,295 square foot. Other proposed development includes the conversion of an 86 square foot crawlspace to a wine cellar that is attached to an existing accessory storage structure of approximately 377 square feet.** Other existing structures on the site include a 765 square foot detached garage located below an existing 765 square feet guesthouse, a 374 square foot covered porch, a 312 square foot beach cabaña, a 71 square foot beach storage structure, and a 795 square foot gardener's cottage with an attached garage. Grading for the proposed project would require approximately 24 cubic yards of cut and approximately 24 cubic yards of fill. The property is a 1.32 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-007, located at **1775 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 4/23/07, 6/04/07, 7/02/07, 4/21/08 5/5/08)

ACTION: Zilles moved, seconded by Palladini and carried by a vote of 6-0 (Michaelson absent) to grant preliminary/final approval of 07BAR-00000-00079.

4. **10BAR-00000-00078** **Aptaker Demo/New Three Story Single Family Dwelling & Attached Garage** **671 Buena Vista Dr.**
10BAR-00000-00277 (Kimberley McCarthy Planner, 568-2005) Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Pat & Evan Aptaker, to consider Case No. 10BAR-00000-00078 for **preliminary approval of a new three story single family residence with the first floor being approximately 3,847 square feet, the second floor being approximately 2,086 square feet with a third story element of approximately 180 square feet with an attached garage of approximately 700 square feet.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 1380 square feet, the second story being approximately 1,207 and an attached garage of approximately 736 square feet, (all to be demolished). The proposed project will not require grading. The property is a 1.03 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-014, located at **671 Buena Vista Dr.** in the Montecito area, First Supervisorial District. (Continued from 5/17/10, 7/26/10)

Public Comment:
Margie Schnieder

MBAR Comments:

- 1. Lowering tower element 3 feet is appreciated.**
- 2. Architecture is very nice.**
- 3. Consider lowering plates further and/or shifting orientation of tower slightly.**
- 4. Work with neighbor on revised story poles.**

Project received comments only. No action taken. Michaelson absent and Palladini abstained from the discussion. The project may return for preliminary approval with the consent of the case planner.

5.	10BAR-00000-00105	Lewis Demo, New SFD and Garage	260 Bonnie Lane
	10LUP-00000-00284	(Brian Banks Planner, 568-3559)	Ridgeline: N/A

Request of Valerie Froscher architect for the owners, Peter & Naila Lewis, to consider Case No. 10BAR-00000-00105 for **further conceptual / preliminary approval of a new two story single family dwelling with the first floor being approximately 2,637 square feet, the second floor being approximately 1,794 square feet, an attached garage of approximately 785 square feet and a separate detached garage of approximately 560 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,158 square feet and a detached garage of approximately 492 square feet, to be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a .97 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-430-011, located at **260 Bonnie Lane** in the Montecito area, First Supervisorial District. (Continued from 7/12/10, 8/9/10)

Public Comment:

Bernard Austin (representing a neighbor)

MBAR Comments:

1. MBAR appreciates changes to detached garage and driveway.
2. MBAR can now support exceeding FAR slightly in light of other changes.
3. Return for final (full board) with location of pool equipment.

ACTION: Maphis moved, seconded by Zilles and carried by a vote of 5-0-1 (Michaelson absent, Spann recused) to grant preliminary approval of 10BAR-00000-00105.

	Case Study Properties, LLC New Two Story		
6.	10BAR-00000-00111	SFD, Garage & Accessory Structure	628 Romero Canyon
	10LUP-00000-00268	(Lisa Martin, Planner 568-2032)	Ridgeline: N/A

Request of Robert Irvine, agent for the owner, William Hefner, to consider Case No. 10BAR-00000-00111 for **further conceptual review of a demolition of the existing dwelling and reconstruction of a new two-story 2,195 square foot residence, a new pool cabana of approximately 800 square feet, a detached garage of approximately 800 square feet, and miscellaneous hardscaping including low walls, a pergola, fountain and trellis.** The following structures currently exist on the parcel: a single family residence of approximately 838 sq ft. and an accessory structure of approximately 641 sq ft (to be demolished). The proposed project will not require grading. The property is a .97 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-007, located at **628 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/26/10).

Public Comment:

Nancy Eldridge
Ken Minor
Don Sipple
Robert Eldridge

MBAR Comments:

1. Cannot support two stories on this site (several members)
2. Proposed garage is uncomfortably close to neighbor's residence/property line. MBAR sees no reason to encroach into side yard setback and oak tree CRZ.
3. Auto court is awkward and impacts oak tree CRZ.
4. Hedge on North side is important. Retain and protect.
5. Excessive building facades at property frontage, too aggressive.

6. Steps at front lift building 5+ feet unnecessarily.
7. Please remove shading from plan set, very hard to read.
8. Return for further conceptual review.

7. **10BAR-00000-00117** **Chubb Sound Barrier Wall** **1550 East Valley Road**
10CUP-00000-00028 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Daniel Melville, agent for the owner, Cotty Chubb, to consider Case No. 10BAR-00000-00117 for **further conceptual review of a road sound barrier wall of approximately 62 feet in length and up to 12 feet in height, located within the required front setback area.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,566 square feet, with the first floor being approximately 2,832 square feet, the second floor being 723 square feet, and an attached garage of approximately 400 square feet. The project would require less than 50 cubic yards of cut and fill. The property is a .69 acre parcel zoned 20-R-I and shown as Assessor's Parcel Number 011-220-014, located at **1550 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 8/9/10)

MBAR Comments:

1. Sheet 1, Section 1 is not updated on the plans reviewed today
2. Continue existing hedge further to the east. Would like to see addition of *pittosporum undulatum* planted in 15-gal at 5-foot on center.
3. MBAR appreciates moving wall back 3 feet and providing additional studies.
4. Because of drop in topography from roadway and site conditions, project is acceptable.
5. MBAR feels this project does not set a precedent for walls along EVR due to unique site conditions.
6. Alternatively, exempt fence (6 feet in height) on top of existing stone wall would be less desirable than current proposal.
7. Return for preliminary after Montecito Planning Commission action.

Project received comments only. No action taken. Zilles recused from the discussion. Project may return for preliminary approval with the consent of the case planner and after it is heard by the Montecito Planning Commission.

8. **10BAR-00000-00121** **Sorrell** **Roof Change and Exterior Remodel** **1151 Summit Road**
10CDP-00000-00074 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Brian Miller, agent for the owner, Jon Sorrell, to consider Case No. 10BAR-00000-00121 for **conceptual review of a change to the existing roof pitch, an addition of approximately 17 square feet, and change to the exterior materials.** The following structures currently exist on the parcel: a single family residence and attached garage of approximately 2, 205 square feet. The proposed project will not require grading. The property is a .23 acre parcel zoned 2-E-1and shown as Assessor's Parcel Number 009-162-024, located at **1151 Summit Road** in the Montecito area, First Supervisorial District.

MBAR Comments:

1. This project is a win-win. Nice work.
2. Return for preliminary/final (full board) with landscape and lighting plans, and color board with full details.

Project received comments only. No action taken. Spann recused himself from the discussion. Project may return for preliminary/final approval with the consent of the case planner.

9.	10BAR-00000-00122	Kohansamad Addition (No Planner assigned)	140 Butterfly Lane Ridgeline: N/A
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Request of Joseph Pazcoguin, agent for the owner, Albert Kohansamad, to consider Case No. 10BAR-00000-00122 for **conceptual review of a remodel and addition to a two story single family dwelling of approximately 650 square feet to the first floor and 550 square feet to the second floor and an attached garage of approximately 400 square feet.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor consisting of 950 square feet and the second floor being 650 square feet. The proposed project will not require grading. The property is a acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-163-018, located at **140 Butterfly Lane** in the Montecito area, First Supervisorial District.

Public Comments:

Jane Eldridge for Jim Boyce
Richard Redmond

MBAR Comments:

1. Need arborist report if encroaching into oak tree CRZ near garage. Consider entering garage from other side.
2. Return with survey of property showing all trees and locations of neighboring structures' footprints. Show outline (hatch line) of second story location above first story on site plan/survey.
3. Develop landscape plan for next review.
4. Submit for a Land Use Permit.
5. Work with neighbors on privacy issues.
6. Return for further conceptual.
7. Site Visit & Story Poles, at a later date.

Project received comments only. No action taken. Michaelson, Spann & Eichelberger absent from the discussion.

10.	10BAR-00000-00120 10CDP-00000-00067	Melnick Patio Enclosure (Kimberley McCarthy, Planner 568-2005)	116 Miramar Lane Ridgeline: N/A
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Request of Dennis Thompson, agent for the owners, Peter & Lani Melnick, to consider Case No. 10BAR-00000-00120 for **conceptual review and preliminary approval of an addition (patio enclosure) of approximately 202 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,876 square feet and a legal nonconforming duplex consisting of a dwelling approximately 523 square feet and a dwelling of approximately 397 square feet with an attached garage of approximately 399 square feet. The proposed project will not require grading. The property is a .54 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-264-008, located at **116 Miramar Lane** in the Montecito area, First Supervisorial District.

ACTION: Zilles moved, seconded by Maphis and carried by a vote of 4-0 (Michaelson, Spann & Eichelberger absent) to grant preliminary approval of 10BAR-00000-00120. Return for final on consent with lighting plan.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Palladini moved, seconded by Zilles, and carried by a vote of 4 to 0 (Michaelson, Eichelberger & Spann absent) that the meeting be adjourned until 3:00 P.M. on Monday, September 13, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

